From: Herold, Preston <preston.herold@hillwood.com>
To: kathy_nealy@msn.com <kathy_nealy@msn.com>
CC: Newsom, David <David.Newsom@hillwood.com>
Sent: 11/21/2006 10:01:33 AM
Subject: files which were shown to Commissioner Price per your request
Attachments: 06003-color mb-r2 A1.0 w-Bldg 4 (1).pdf; CTC.LR.NoTenants.2006.06.27.pdf; DTC FTZ.LR.2006.01.12.pdf; DTC.Aerial w-logos&Templ.LR-RGB.pdf; Southport FTZ Map with Labels (CTC).2006.PRINT.11.15.pdf

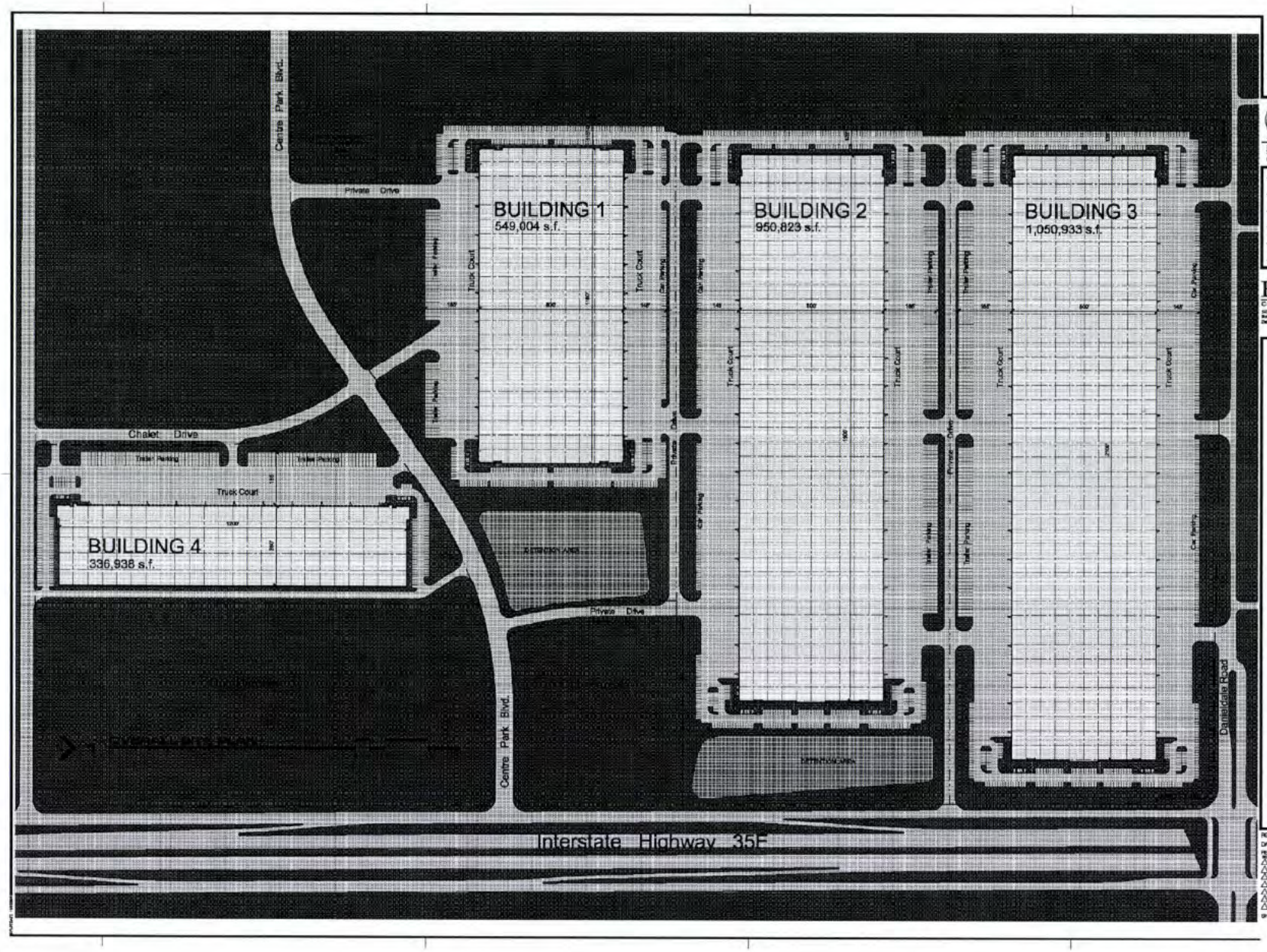
Kathy,

Attached please find the files that we brought to our meeting with the Commissioner.

- Crossroads Trade Center – marketing flyer
- New Crossroads site plan
- FTZ map
- Aerial of our DeSoto Trade Center park in Southaven, DeSoto County, Mississippi (not DeSoto Texas....this is a project in the Memphis metro area where we applied for our own general purpose zone)
- FTZ marketing flyer – explains the benefits of FTZ (at our Memphis area location)

T. Preston Herold
Vice President
Hillwood
5430 LBJ Freeway, Suite 800 | Dallas, TX 75240
T 972 201 2969 | F 972 201 2989 | C 214 893 8283
preston.herold@hillwood.com | www.hillwood.com

GOVERNMENT EXHIBIT NO.
425
3:14-CR-293-M



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RGA Architects

RGA Architects
Architect
Civil Engineer
Structural Engineer
Plumbing Engineer
Mechanical Engineer
Electrical Engineer

HILLWOOD
CONSTRUCTION SERVICES

CROSSROADS TRADE CENTER
DeSoto, Texas

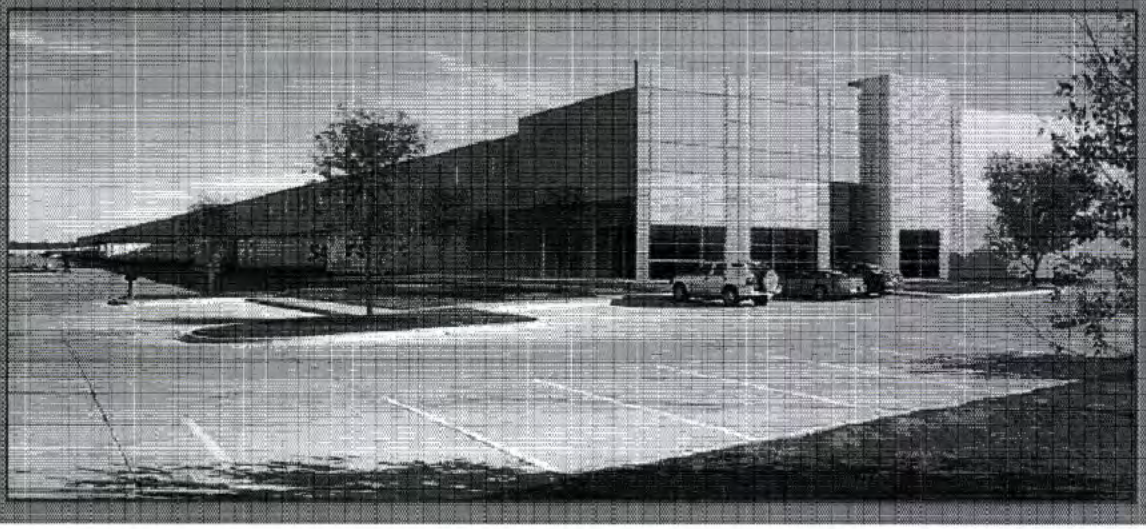
HILLWOOD
INVESTMENT PROPERTIES

RGA PROJECT NO: 06033
DATE: 11/07/2006
REVISIONS
SHEET:

A1.0

CROSSROADS TRADE CENTER℠

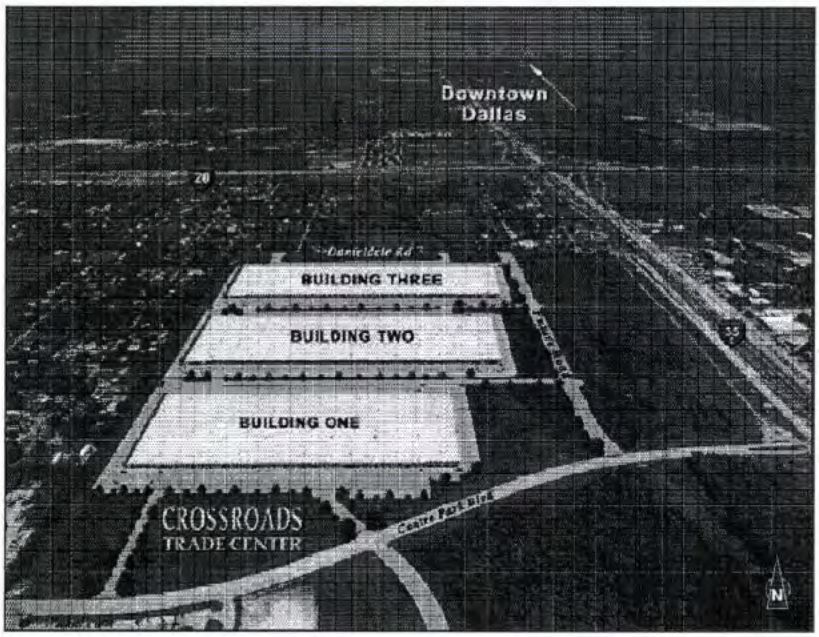
BUILDINGS ONE, TWO and THREE



Crossroads Trade Center is Strategically Located near the Intersection of IH-20 and IH-35E in DeSoto, Texas

Amenities:

- Ten-Year Tax Abatement from the City of DeSoto
- Triple-Freeport Inventory Tax Benefits
- Immediate Access to IH-35E and IH-20
- Excellent Labor Base



For Development Information:

HILLWOOD
A PEROT COMPANY®

Three Lincoln Centre
5430 LBJ Freeway, Suite 800
Dallas, Texas 75240
972.201.2990
972.201.2989 fax
www.hillwoodinvestmentproperties.com

For Leasing Information:

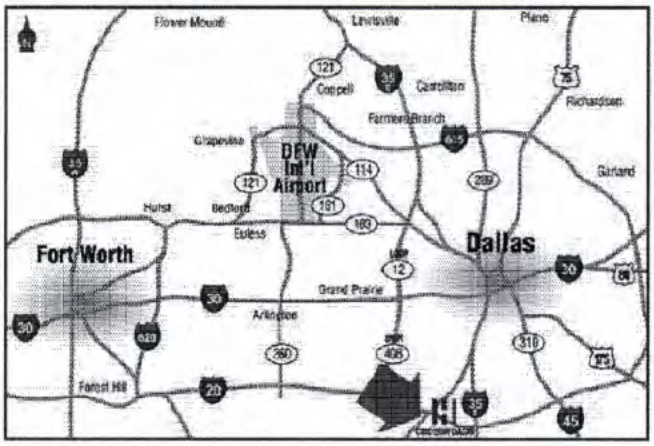
NAI Robert Lynn
Commercial Real Estate Services, Worldwide.

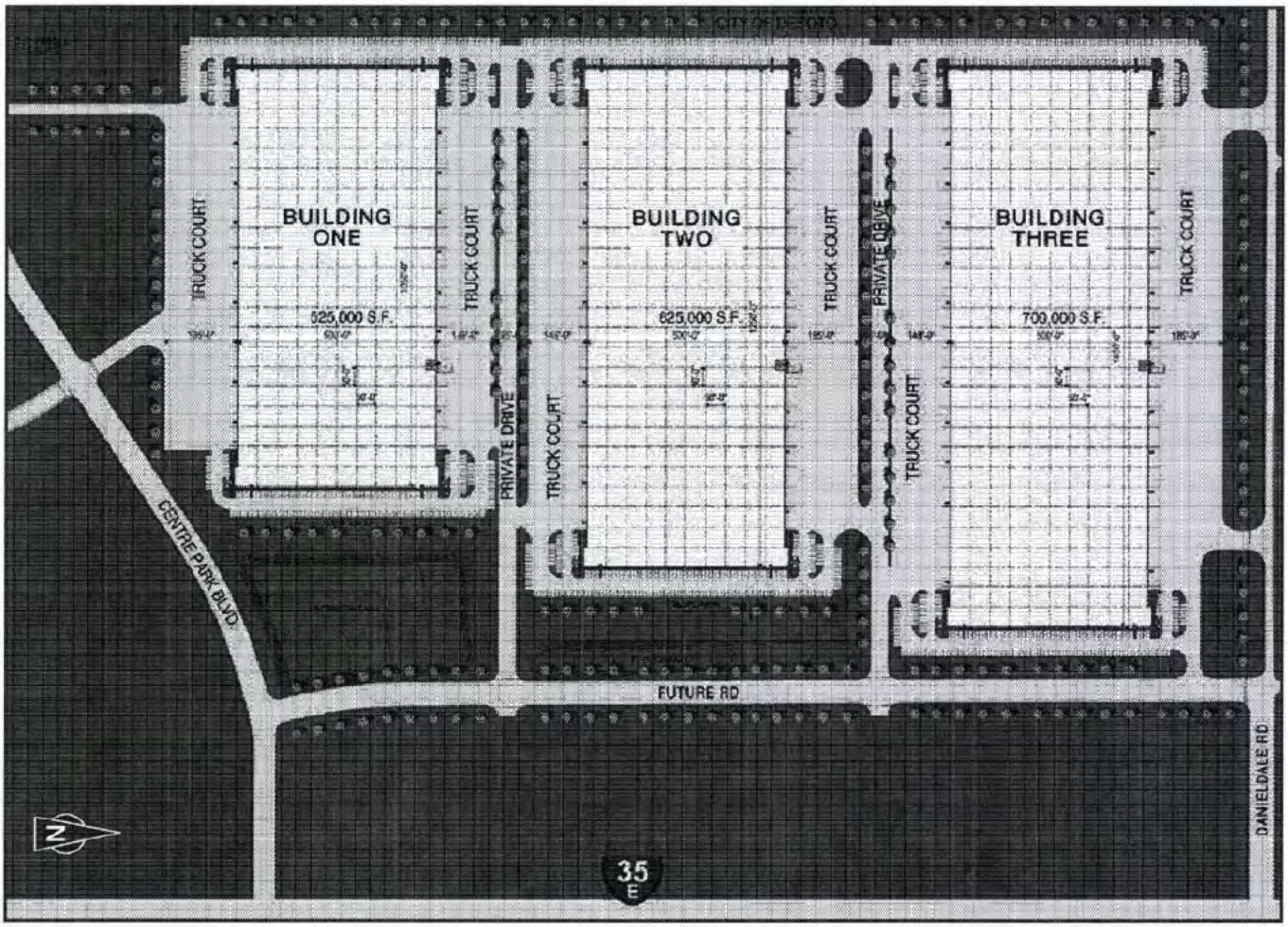
3030 LBJ Freeway, Suite 1400
Dallas, Texas 75234
214.256.7100
972.241.8118 fax
www.robertlynn.com
Craig Jones, SIOR, cjones@robertlynn.com
Thomas T. Lynn, SIOR, tlynn@robertlynn.com

CROSSROADS
TRADE CENTER℠

BUILDINGS ONE, TWO and THREE

IH-35E at Danieldale
DeSoto, Texas





Buildings One, Two and Three:

- Up to 700,000 S.F. Available
- Additional Trailer Parking
- 32' Clear Height (Or Higher if Required)
- Standing-Seam Roof System with R-10 Insulation and 20-Year Weather-Tightness Warranty
- ESFR Fire Sprinkler System
- Ample Car Parking
- From 148' to 185' Truck Courts
- Cross-Dock Loading
- 50' x 50' Typical Bays
- 3 Air Changes Per Hour
- Office Finish to Suit

062706

DeSoto TRADE CENTER®

FOREIGN-TRADE ZONE NO. 262

Take Advantage of the Following by Locating Your Operation in DeSoto Trade Center and FTZ No. 262:

The International Trade and Commerce Opportunity that the Memphis Metropolitan Area Provides:

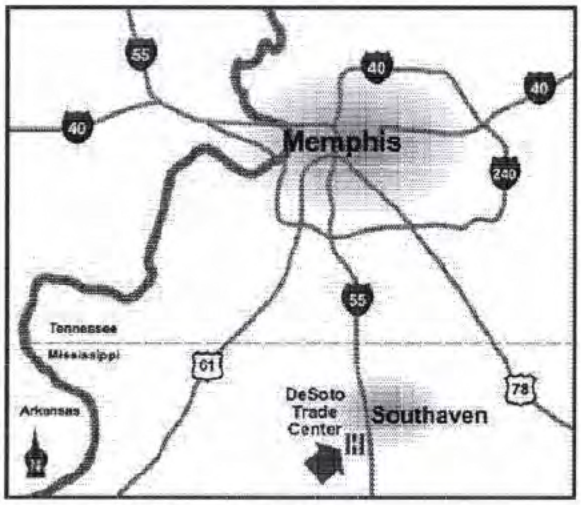
- Distribution Capital of the United States – Located Within 500 Miles of 70% of the Nation's Population
- World's Busiest Air Cargo Airport
- Fedex Hub
- Nation's Third Largest Inland Port
- Intermodal Facilities

Foreign-Trade Zone Savings

- Duty Deferral
- Weekly Entry / MPF Savings
- Reduced Cycle Time
- Relief From Inverted Tariffs
- Duty Exemptions
- Exemption From State and Local Ad Valorem Taxes
- See Reverse Side for a Detailed Description of These Savings

Mississippi Location

- Pro-Business State
- Generous State and Local Tax Incentives
- Excellent and Inexpensive Labor Base



Located in the Memphis MSA

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5430 LBJ Freeway, Suite 800
Dallas, Texas 75240
972.201.2990
972.201.2989 fax
www.hillwoodinvestmentproperties.com

For a Free FTZ Cost Benefits Analysis Contact:

T. Preston Herold
Hillwood
972.201.2969
972.201.2989 (Fax)
preston.herold@hillwood.com

DESOTO TRADE CENTER™

FOREIGN-TRADE ZONE NO. 262

Foreign-Trade Zone Savings:

Duty Deferral

No Customs duty is charged on merchandise while it is in a Foreign-Trade Zone, and there is no limit on the length of time merchandise may be kept in a Foreign-Trade Zone. Customs duty is paid only when the merchandise exits the zone and enters the commerce of the United States. By deferring the duty, capital is freed for more important needs.

Weekly Entry / MPF Savings

Weekly entry is only available to Foreign-Trade Zone users. Under weekly entry procedures, the zone user files only one Customs Entry and pays one Merchandise Processing Fee (MPF) per week, rather than filing one Customs Entry and one MPF per shipment as the shipments enter the US. The maximum MPF per shipment is $485. Let's take the example of a user who imports 10 shipments a week. If the user is not located in an FTZ, the user must process each shipment as it enters the U.S. and pay a MPF for each shipment (10 shipments at $485 a piece = $4,850 in MPF during the week). An FTZ user can process all 10 shipments at one time during the week and pay one $485 MPF. The savings is $4,365 for one week or $226,980 for a year.

Reduced Cycle Time

Delays relating to U.S. Customs clearances are eliminated. Special direct delivery procedures expedite the receipt of merchandise in company facilities, reducing inventory cycle time.

Relief from Inverted Tariffs

Generally, if a foreign component is brought into a Foreign-Trade Zone or Subzone and manufactured into a product that carries a lower Customs duty rate, then the lower rate applies to the foreign component.

Duty Exemption on Exports

If imported merchandise is exported after being placed in a Foreign-Trade Zone or shipped to another Foreign-Trade Zone and then exported, no Customs duty is ever paid.

Duty Elimination on Waste and Scrap

No Customs duty is charged on most waste and scrap from production in a Foreign-Trade Zone.

No Duty on Rejected or Defective Parts

Merchandise found to be defective or faulty, may be returned to the country of origin for repair or simply destroyed. Whichever choice is made, no customs duty is paid.

Exemption from Local Ad Valorem Taxes

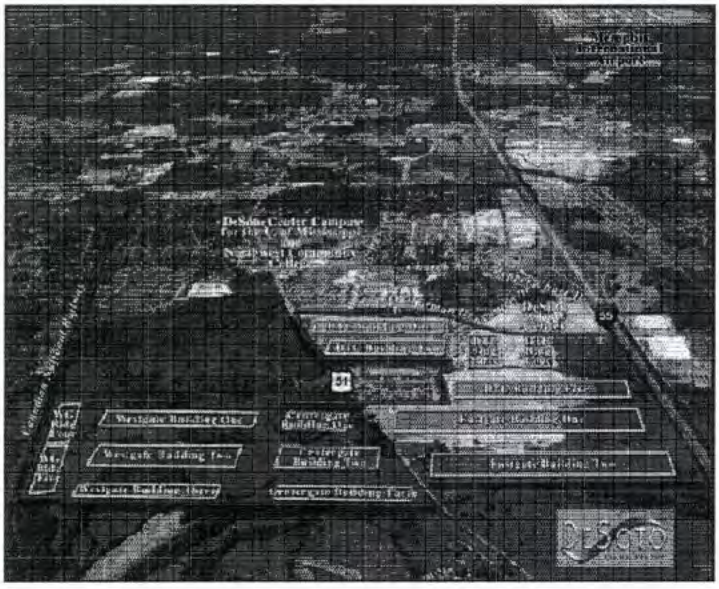
Foreign merchandise stored in Foreign-Trade Zones, or merchandise held in a zone for export, is not subject to any state or local ad valorem tangible personal property taxes.

No Duty on Domestic Content or Value Added

The "value added" to a product in a FTZ (including manufacturing using domestic parts, costs of labor, overhead, and profit) is not included in its dutiable value when the final product leaves the zone. Final duties are assessed on foreign components only.

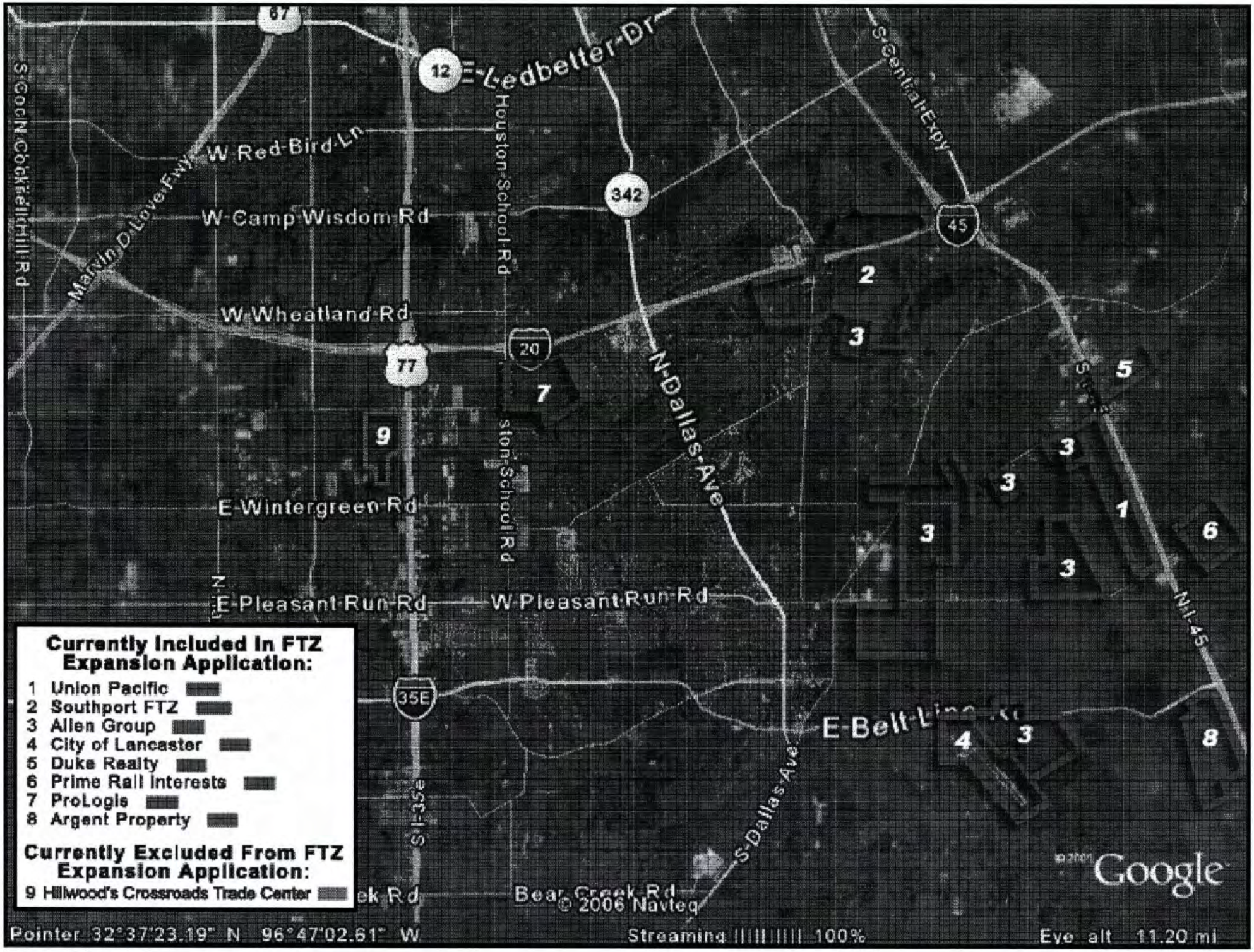
No Duty on Sales to the U.S. Military or NASA

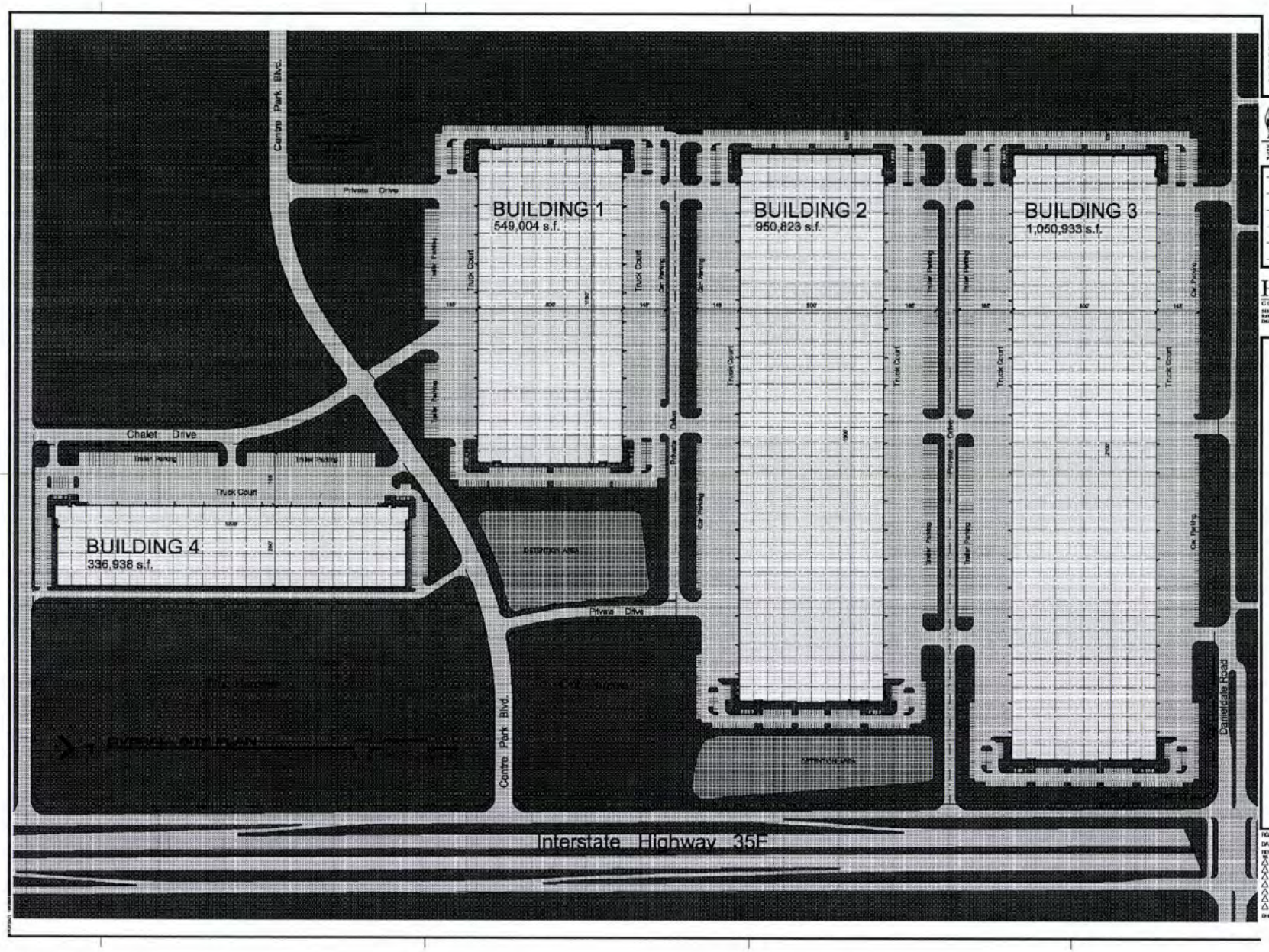
No duty is charged on foreign merchandise sold from a Foreign-Trade Zone to the U.S. Military or NASA.



01/208

55
Eastgate - 101 Acres Available
274 Acres Available
Centergate
Westgate
Helen of Troy
Logitech
KUEHNE NAGEL
AVAYA
51
AVAYA
240,526 SF Available
Executive Drive
552,106 SF Available
CONAIR
EMERSON
CAT Logistics
Liebert
KENCO GROUP, INC.
CHEP
Venture Drive
Turman Drive
DESOTO TRADE CENTER
HILLWOOD
A PEROT COMPANY
DeSoto Trade Center - Southaven, MS


67
12
E Ledbetter Dr
S Cockrell Hill Rd
Marvin D Love Fwy
W Red Bird Ln
Houston School Rd
S Central Expy
342
45
W Camp Wisdom Rd
W Wheatland Rd
77
20
N Dallas Ave
E Wintergreen Rd
E Pleasant Run Rd
W Pleasant Run Rd
35E
E Belt Line Rd
S Dallas Ave
Bear Creek Rd
Currently Included In FTZ Expansion Application:
1 Union Pacific
2 Southport FTZ
3 Allen Group
4 City of Lancaster
5 Duke Realty
6 Prime Rail Interests
7 ProLogis
8 Argent Property
Currently Excluded From FTZ Expansion Application:
9 Hillwood's Crossroads Trade Center
© 2006 Navteq
Google
Pointer 32°37'23.19" N 96°47'02.61" W
Streaming 100%
Eye alt 11.20 mi



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RGA Architects

RGA Architects
Architect
Civil Engineer
Structural Engineer
Plumbing Engineer
Mechanical Engineer
Electrical Engineer

HILLWOOD
CONSTRUCTION SERVICES

CROSSROADS TRADE CENTER
DeSoto, Texas

HILLWOOD
INVESTMENT PROPERTIES

RGA PROJECT NO: 06003
DATE: 11/07/2006
REVISIONS:

A1.0